

Valley Center Design Review Board
February 9, 2010

Approved Minutes:

DRB Members present: Montgomery, Moore, Herr, Splane

Scheduled Presenters: Portino's (Canceled)

4PM Lael opened the meeting

There were no speakers for Public Forum.

First and only presenter: Pala Vista Gas Station

Tony Mikhail- owner

Mike Mitchell- Consultant

Nacho- Landscaper

Pala Vista Gas presented a preview of their improvements for the gas station at the NW corner of Valley Center and Cole Grade Rd. The station owners are proposing a tan stucco building with wanes coating, faux windows, new planting and new signage. After reviewing the layouts and elevations the DRB member provided their comments.

The issue of the windows was addressed first. The DRB suggested that, rather than simply provide a framed stucco recesses (bordered by shutters) to indicate false windows, they employ gloss plastic (black) into the recesses to simulate glass. Then, add window frames to break up the windows into panes. As it was suggested the roof detail be painted a faux verdigris surface of green/blue to simulate oxidized copper, it was also suggested the window trims, shutters and window flower boxes be finished a darker value of the green/blue.

Planters- Automatic drip irrigation for all planters was requested. For the block and stucco planters (which follow the wanes coating) it was suggested to finish the planters in a darker (brown) value to contrast the tan stucco walls above. Preferred plants were trellised Cape Honeysuckle, instead of trees, with rosemary for lower planting. Geraniums were proposed for the window planter boxes.

Signage- It was suggested the size of the copy area of the signage be enlarged to at least 4' x 8' with light sand (tan) colored raised letters on a green/blue background (to match the trim of the building). The sign is to be supported by large rough sawn posts and beams stained to match the brown of the low planters. The posts will rise from a low planter bed which could be planted in succulents and or box-wood hedges.

It was agreed that the owners would return with the improvements.

Moore moved that the minutes from October be approved with corrections. The motion was seconded and unanimously approved.

Lael, shared announcements for the upcoming "Valley Center Day" at the S.D. County offices on Mar. 5th at 9AM to make an appeal to argue against the County's approval of the Orchard Run project.

Lael officially adjourned the meeting at 5:45 PM.